



**OHRH, LLC dba OhioHealth Rehabilitation Hospital - Dublin.
Amended Final Development Plan Statement**

- 1. Project description describing the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project. Please state how the proposed Planned Unit Development relates to existing land use character of the vicinity, to the Dublin Community Plan, and any other applicable standards such as the Residential Appearance Standards.**

Existing hospital is a recent construction and was completed in December of 2020. The proposed development is a one story, 20 bed expansion to an existing 40 beds rehabilitation hospital. Upon project completion, the hospital will operate a total of 60 beds.

All of the proposed architectural design elements will match existing hospital which were approved by PZC in August of 2019.

- 2. State how the proposal is consistent with the development plan for the Planned District. For an Amended Final Development Plan, explain how the proposal differs from the approved Final Development Plan**

The adopted PUD for the subject site was approved with a text but no plan so the applicant is following the guidance of the development standards found in the adopted text and the previous development that has occurred within the subarea.

The proposed hospital expansion and its envisions will be consistent with the development standards found within the text with very few divergences to allow construction of the proposed building and ancillary facilities.

- 3. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission §153.055(B)**

The existing rehab hospital is 46,400 SF. With the 10,936 SF addition, the total would be 57,336 SF of building on a 5.76-acre site, meeting the density requirements.

125 parking spaces provided, meeting the 2 spaces per 1,000 SF requirement.

With new expansion there will be changes to current pedestrian and vehicular circulation within the site as shown on the attached site plan. Pedestrian and vehicular circulation to adjacent properties will remain unchanged as shown as curb cuts have already been established and sidewalk will be connected to existing paths created with previous development in the Subarea.

The proposed hospital expansion will have effect on open space as shown on the site plan. Additional information is provide below in section 4(c)

The development will preserve what natural characteristics there are on the site as put forth in the regulations found in the zoning code. The site will remain flat with



additional landscaping added on the site so the development plan will include new trees and landscaping to meet code requirements.

The development plan will provide additional lighting as needed and meet code requirements

Existing site signage to remain as-is

The landscaping plan submitted with the submitted package will enhance the building and site and preserve the existing trees to the extent possible. The landscaping provided will meet the requirements of the code.

Storm water drainage will be adequately handled on site with the existing retention pond and other treatment facilities to meet the requirements of the City of Dublin and other governmental entities that have control over the retention, treatment and release of storm water flows onto and off the subject site.

The hospital expansion will be built in one phase.

The proposed hospital will be in compliance with all local, state and federal laws and regulations.

4. Additional comments from City of Dublin Planning Department

- a. Staff is concerned that the addition will hide the entrance into the building. Currently, the entrance is easily identifiable from Emerald Pkwy. The addition would make that challenging.**

The expansion sits back 50ft from the front edge of the canopy and offsets the existing building by 24ft. This should allow visibility of the main entrance from the intersection of Emerald parkway and Summer Drive. Also, the Landscape Architect has devised a plan that accentuates the current entry. Please see the attached Landscape drawing.

- b. Most of the usable greenspace on the site will be lost with the proposed addition. If you pursue the addition, Planning recommends enhancing existing features throughout the site. The Commission will likely be concerned with losing the existing open space. Please provide justification as to how there is sufficient open space and parking to handle the expansion.**

Please see the attached Landscape plan, which adds walking paths and adds seating areas around the expansion similar to the current built gabion walls and benches. This will allow the patients and staff to continue to enjoy the walkable open spaces around the buildings.

- c. The parking on the east side of the building may not be beneficial. This is a service area with limited access to the building. We can continue to look at this in plan review.**

The added 7 parking spots at the east side of the building would add flexibility to the building and be beneficial to the staff that may prefer to enter the building at the back of house area instead of through the main entry.